

\$225,000 - 12669 Cabot Trail, Grand Ãtang

MLS® #202223370

\$225,000

2 Bedroom, 1.00 Bathroom, 805 sqft

Residential on 0.21 Acres

N/A, Grand Ãtang, NS

Are you looking for a smaller home, a starter home, a retirement home or an investment property such as an Airbnb or long-term rental? This could be the house for you as it offers all of these options. Fully furnished and equipped, this turn-key home has currently been operating as an Airbnb for the last 2 years with great success. The house was pretty much gutted and renovated inside and out in 2020. Here is a taste of what was done for the renovations but not limited to.....windows, doors, roof, large deck that wraps around 3 sides of the house, cape cod siding, insulation, electrical, plumbing, etc. It's like a brand-new home. On the back portion of the 8-foot-wide deck, you will find a hot tub, included with the sale of the house. It's in a private location with a shed to store maintenance supplies and other outdoor items. The interior of the house is tastefully done with an open concept kitchen, dining area and living room. A laundry area and full bathroom finish off the main floor. Upstairs are two spacious bedrooms. The ceilings are in a beautiful, stained wood, same color as all the interior solid wood doors. It's not a large house, but it's a cozy house. It's about 35 minutes from the famous golf courses in Inverness, 10 minutes from Cheticamp for all your amenities, golfing, restaurants, beaches, hiking, the Cape Breton Highlands National Park, etc. This is your opportunity to own a home on the world-famous Cabot Trail in Cape Breton. Subject to HST, over and above the



purchase price.

Built in 1950

Essential Information

MLS® #	202223370
Price	\$225,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	805
Acres	0.21
Year Built	1950
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	November 1st, 2022

Community Information

Address	12669 Cabot Trail
Area	Highland Region
District	306-Inverness County / Inverness & Area
Sub-District	N/A
City	Grand Ã%otang
County	Inverness
Province	NS
Postal Code	B0E 1L0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking	No Garage, Circular Driveway, Gravel, Parking Spaces(s)

Interior

Interior Features	High Speed Internet
Appliances	Oven, Stove, Washer/Dryer, Refrigerator
Heating	Baseboard, Ductless
Cooling	Ductless
# of Stories	1

Stories	One and One Half
Has Basement	Yes
Basement	Crawl Space, Partial, Unfinished

Exterior

Exterior Features	Barbecue
Lot Description	Under 0.5 Acres, Cleared, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Stone

Additional Information

Zoning	Rural
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Listing Details

Listing Office	Cape Breton Realty (Port Hawkesbury)
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